

LJ Hooker Broadwater



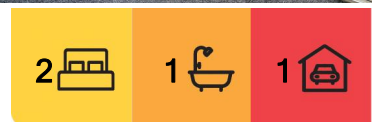
Labrador, 5/6 Imperial Parade

Spacious, Smart & So Well Located —A Savvy Investment by the Broadwater

They say never judge a book by its cover-and savvy buyers will see the value here immediately they step inside this 2 bedroom unit. Positioned just steps from the stunning Broadwater and behind the Aqua building, this spacious unit is a rare find in a tightly held location.

Inside, you'll be impressed by the generous proportions-timber flooring throughout the living areas, fresh painted, and immaculate presentation. Two light filled, well-sized bedrooms both include built-ins and ceiling fans, while the air-conditioned living and dining areas offer plenty of room to relax or entertain.

A full-sized lock-up garage with bonus storage is a standout-ideal for bikes, boards, kayaks, or simply extra space to stash what you don't need every day.



For Sale
\$665,000

View
By Appointment

Contact
Catherine Nutt
0433 247 690
catherine@ljhbroadwater.com.au



LJ Hooker Broadwater
(07) 5537 1311

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Vacant and move-in ready, this property represents an outstanding opportunity to secure a solid investment or a spacious coastal residence in one of the Gold Coast's most desirable pockets. Strong rental appeal, unbeatable location, and low-maintenance living-this is a smart buy by anyone's standards.

Enjoy waterside walks or rides, morning coffee just steps away, and an unbeatable lifestyle that tenants and owners alike will love.

Property Features:-

- * Built 1973
- * Low body corporate levies
- * Small block of only 5 units
- * 2 bedrooms, both with built ins and fans
- * Separate toilet
- * Laundry in the bathroom
- * Timber flooring and carpeted bedrooms
- * Ample space for a lounge and dining area
- * Internal balcony - room for a 6 seater table
- * Storage cupboard upstairs and ample additional storage in garage
- * Remote controlled garage door

Financials:-

- * Body corporate Levies \$60.50 per week
- * Rates \$ 2600 per annum as an investment
- * Water Rates \$386 per quarter
- * Rental appraisal \$620 - \$650/week

Don't miss this one-contact local agent Catherine Nutt on 0433 247 690 or check open home times on the listing.

We look forward to showing you through.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Catherine Nutt Realty Pty Ltd Licence No 4047862 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.



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More About this Property

| | |
|----------------------|-------------|
| Property ID | 2NXFF3E |
| Property Type | Unit |
| Including | Toilets (1) |

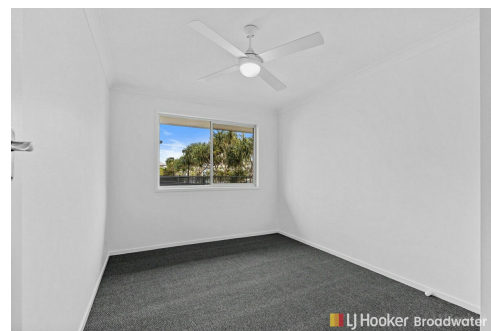
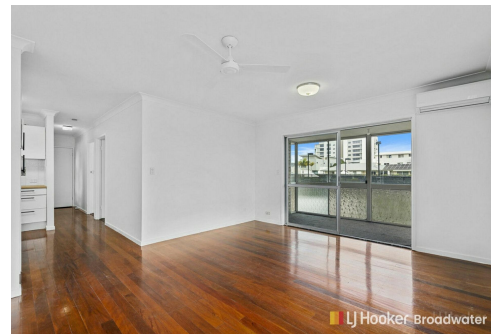
Catherine Nutt 0433 247 690

Sales & Marketing Consultant | L.R.E.A | Independent Contractor |
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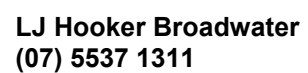
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